

Town Plan & Zoning Commission Meeting  
June 25, 2015  
Council Chambers  
800 Bloomfield Avenue, Bloomfield, CT

**In attendance:** José Giner, Mark Jacobs, Byron Lester, Dan Mara, Nicholas Panke and Barbara Reid

**Absent:** Berry Berson, Abraham Ford, Jr., Fannie Gabriel and Alfred LeFebvre

In the absence of Chairman Barry Berson Commissioner Byron Lester assumed the role of Chairman and called the meeting to order at 7:05pm.

**Acceptance of Minutes**

*Commissioner Panke moved to accept the minutes of the May 28, 2015 meeting with the following corrections: Dan Mara was in attendance and Fannie Gabriel was absent. Commissioner Reid seconded the motion and it passed with 1 abstention.*

**Agenda Items**

Commissioner Nicholas Panke was appointed secretary and read the public notice published in the June 12, 2015 edition of the Hartford Courant pertaining to a request for a zone change from the CT Bloomfield Developers, LLC to change the zone from an R-15 to a PLR. Chairman Lester announced to the audience present that both hearings for tonight will be continued to the next meeting on July 23 due to defects in the notice requirements.

**Request of Rehoboth Church of God for a Site Plan revision to modify parking at 1170 Blue Hills Avenue, R-15 zone.**

The Rehoboth Church of God requested a Site Plan revision to modify parking at 1170 Blue Hills Avenue. Church representative Ed Lally reported that the church, which sits on 25 acres is now in need of an additional 274 parking spaces. The Church has developed a new parking design plan that would be implemented in three phases and completed within the five year requirements of the Connecticut General Statutes.

The new design will create a one lane road wide enough to allow for two vehicles and a pedestrian walkway. The Commissioners questioned Mr. Lally about water retention of the new parking lot, the impact on wetlands and lighting of the area. Mr. Lally reported that the water retention and all wetlands concerns have been addressed and lighting was not an issue in the original permit, although lighting conduits are being installed and would be completed when necessary. Mr. Lally stated that the applicants were asking for consideration of allowing the parking lot to be paved in phases and to allow portions to remain as processed gravel until the Congregation decides to proceed to additional phases.

Commissioner Mara expressed concern about not installing the lighting immediately. Mr. Lally believed that most, if not all, high traffic uses would be in daylight hours. Most night meetings produced smaller attendance which would could be accommodated by the existing lighted lot.

*Commissioner Jacobs made a motion to approve Request of Rehoboth Church of God for a Site Plan revision to modify parking at 1170 Blue Hills Avenue in an R-15 zone in accordance with the plans submitted with and allowing a five year term, in phases, for the completion of the parking. The motion was seconded by Commissioner Mara and passed unanimously.*

**Request by CT Bloomfield Developers, LLC for a Zone Change from R-15 to PLR and Master Plan approval for a 240-unit multi-family development for 49 +/- acres located along both sides of Privilege Road and north of lots 30, 65, 84 and 85 Privilege Road.**

Commissioner Nicholas Panke acting as secretary re-read the Legal Notice pertaining to a request for a zone change from the CT Bloomfield Developers, LLC to change the zone from an R-15 to a PLR.

*Commissioner Panke made a motion to continue the Public Hearing regarding the Request by CT Bloomfield Developers, LLC for a Zone Change from R-15 to PLR and Master Plan approval for a 240-unit multi-family development for 49 +/- acres located along both sides of Privilege Road and north of lots 30, 65, 84 and 85 Privilege Road, bounded to the east in part by land of Town of Bloomfield and the Bloomfield/Windsor Town Line, to the north by land of the Wintonbury Land Trust and residential properties that front on Dudley Town Road, and to the west by the Deer Meadow multifamily complex which fronts on Blue Hills Avenue until the July 23, 2015 TPZ meeting to be held at 7:00 p.m. at the Bloomfield Town Council Chambers. Commissioner Reid seconded the motion which passed unanimously.*

**Application of Reinhard von Hollander c/o 1735 Asylum Avenue, LLC for a Special Permit and Site Plan to allow changes to the Master Plan of a multi-family residential development at 1146 Blue Hills Avenue, PLR zone.**

Commissioner Nicholas Panke read the June 12, 2015 Hartford Courant public notice for the special permit and site plan for 1146 Blue Hills Avenue. Chairman Lester reminded everyone that this application also had notice issues that would require postponing the hearing.

*Commissioner Mara made a motion to continue the hearing regarding the request of Reinhard von Hollander c/o 1735 Asylum Avenue, LLC for a Special Permit and Site Plan to allow changes to the Master Plan of a multi-family residential development at 1146 Blue Hills Avenue in a PLR zone. Commissioner Panke seconded the motion which passed unanimously.*

**Request of Berco Properties LLC for reuse of soil as clean fill at 141 Mustad Drive.**

Paul Muniz of Environmental Partners, LLC sought clarification of the 1997 language and definition of The Town of Bloomfield's regulations and intent on the use of polluted soil as clean fill. Mr. Muniz reported that the soil which is being recycled from an MDC site in Hartford has been highly investigated and meet all the DEEP & MDC requirements. Mr. Giner reported that he was uncomfortable with his office making the decision about the Commissioners intent and whether or not they intended to mirror the State of Connecticut's DEEP regulations and was therefore bringing the item to the Commissioners attention.

The Commissioners questioned Mr. Muniz on the amount of materials to be imported to the site; additional suppliers being able to handle the materials and the threat to ground water and fire hazards. Mr. Muniz reiterated that the materials are environmentally safe and meet all the States requirements. Mr. Muniz stated that should this material be needed on other sites, those projects would require permission from the TPZ. Mr. Muniz asked for a modification and confirmation that the language is consistent with DEEP's definition of clean fill as found in section 22A-209-1 of the DEEP regulations. Commissioner Panke stated that he was not comfortable with modifying the language and reinterpreting the former Commissioners intent on the re-use of clean fill. Commissioner Lester stated that he believes the definitions are the same and Bloomfield did not update their language once the State revised its edition.

*Commissioner Mara made a motion to approve the request for importation of the soil as clean land fill with the finding that the soil described fell within the current definition of "Clean Fill" as set forth in the Definitions Section of the Bloomfield Zoning regulations. This determination was based on representations made in the letter by the owner of the property and representations made on the record the night of the meeting that the fill met all the DEEP requirements for "Clean Fill". Commissioner Jacobs seconded the motion which passed 4-1 with Commissioner Panke opposing.*

**Planner's Report**

Mr. Giner reported that he has met with representatives of Cigna to discuss an exercise walkway along their campus. It was his intent to grant an administrative approval for the work.

Mr. Giner volunteered to prepare a template for motions.

**Adjournment**

*Commissioner Jacobs moved for adjournment at 8:38pm Commissioner Panke seconded the motion. The motion passed unanimously.*

Respectfully submitted  
Sharon Steinle  
Recording Secretary